

Shamong Township
May 17, 2016

A meeting of the Shamong Township Land Use Board was held on the above date at the Municipal Building. The meeting was called to order by Kevin Wise, Chairman, at approximately 7:00 P.M.

The pledge of allegiance

The Secretary stated that in accordance with the Open Public Meetings Law, notice of this meeting had been published in The Burlington County Times, and posted accordingly.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Charles Burgin	P	Richard Orrechio	P
Dave Diamond, Alt	A	Bonnie Schneider-Alt	P
Joseph Gigantiello	A	James Sweet	P
Timothy Gimbel	A	Kathleen Wigley	A
Michael Cooney	P	Kevin Wise	P

Also present were Peter Lange, Esq., Solicitor, and Dante Guzzi, Engineer.

On motion of Mr. Burgen seconded by Mrs. Bookbinder-Bell, it was moved that the minutes of the April 19, 2016 regular meetings be approved as submitted with members' present voting yes except Mr. Cooney who abstained.

Application:

Mr. Wise asked the applications for block 20.04 lot 4.01 for a bulk/Use variance to construct a mother-in-law addition within side yard set-back requirements. Mr. Lange swore in the applicant, Mr. and Mrs. Oifer and verified the 200' notice and newspaper notice. Mr. Oifer summarized the need for their variance application and introduced his contractor Mr. Nepp who was sworn by Mr. Lange. Mr. Nepp stated the addition proposed would be approximately 1,200 sf and include a bedroom and full bathroom. Mr. Nepp stated the construction would closely match the style and color of the existing home. Mr. Nepp testified the setback will be 17' 8" as per the plans where 30' is required. Mr. Oifer stated there is no residence to the right of his home, to the left there is a home approximately 200' from his home and his property is roughly 3.25 acres and there are many trees between his home and his neighbor's home. Mr. Oifer continued to testify the need to place the addition on the side of the home within the side yard setback. The applicant agreed to maintain a condition of a door between the addition and the existing home. The applicant also agreed to a condition of a deed restriction the apartment could only be occupied by a blood relative and that with notice the Zoning Official could inspect the property to insure the above restrictions are being maintained. Mr. Lange informed the applicants the deed restriction would need to be reviewed by him prior to submitting to the County. Mr. Oifer stated he moved to Shamong four (4) years ago based upon family and friends who already live here and he would like to bring this mother-in-law to live with them as

well. Mr. Lange summarized the application with all conditions agreed to for the benefit to all present which Mr. & Mrs. Oifer agreed to. Mr. Guzzi summarized his May 10, 2016 report on the application. Mr. Guzzi stated there is a shed on the property which constructed within the side yard setback requirements which is a pre-existing nonconforming condition. Mr. Burgen stated he has no concerns with the proposed access to the residence and proposed addition. Mr. Lange summarized the bulk and use variances requested along with the conditions agreed to. The meeting was opened to the public on this application, as no comments were made; the meeting was closed to the public for the Boards final comments and/or consideration.

Mrs. Onorato made a motion to approve the application based upon the testimony which was seconded by Mr. Wise; all members present voted yes with exception to Mr. Orrechio and Mr. Cooney who abstained.

Mr. Wise asked the applications for block 9.02 lot 13 for a minor subdivision. Mr. Pat McAndrew and Mr. Avila were sworn in by Mr. Lange. After presentation of credentials Mr. Wise accepted Mr. Avila as an expert in his field. Mr. Avila began his testimony on the current and proposed conditions of the proposed subdivision near to the intersection of Grassy Lake and Atsion Roads which front on Atsion Road and back to the Township Soccer complex. Mr. Avila also reviewed the proposed subdivision and how they meet the requirements of the Pinelands CMP and Township Ordinances including the clustering ordinance. This subdivision would be filed by deed to be reviewed prior to submission. Mr. Avila testified any downspouts would be directed to maintain all water on the lot and direct them in the direction all surface water currently flows. Mr. Guzzi submitted his April 19, 2016 report on this by-right subdivision. Mr. Guzzi requested a grading plan be submitted prior to any construction on these properties. The meeting was opened to the public on this application, as no comments were made; the meeting was closed to the public for the Boards final comments and/or consideration.

On motion of Mrs. Onorato seconded by Mr. Sweet the application was approved with all members present voting yes.

Mr. Wise asked the applications for block 8.01 lot 10.02 for a bulk variance to construct an oversized accessory structure of 60' X 40' (2,400 sf). Mr. Lange reviewed and accepted the 200' notice and newspaper notice as submitted. The applicant, Mr. Maroon was sworn in by Mr. Lange. Mr. Maroon summarized the current conditions of his property and the need for the proposed accessory structure. Mr. Maroon stated although the footprint of the existing home is correct there is an additional story to the home which has total square footage of approximately 7,800 sf. Mr. Maroon stated he purchased this home for himself, wife, 4 children and his parents. The property will have a total of 6 vehicles, tractors, mowers, accessories, etc. that he will need to store the vehicles and equipment. Mr. Maroon stated the current lot is 3.5 acres, once the final subdivision of the original Branco property, Mr. Maroon will receive an additional 9 acres +/- . Mr. Maroon described the proposed accessory structure which is 24' tall and 40' X 60' to provide a 4 car garage in front and storage in the rear. Mr. Maroon stated he will be within the side yard setback requirement and that he could move the building over if necessary. Mr. Guzzi presented his May 10th report to those present. Mr. Maroon agreed to no direct any water to the side of the building but to the rear of the property. Mr. Maroon stated proposed structure will be a red pole barn. Mr. Maroon stated there is a neighbor across the street with

two accessory structures which are approximately twice the size. This neighboring property is located on Atsion Road. There was a lengthy discussion on the size of the proposed structure and the need for such a large building which is actually 46' X 60' including a 6' over hang or 2,760 sf. Mr. Lange stated based upon the testimony by the applicant no hardship has been submitted or requested. The applicant stated there will be no 2nd floor on the building. Mr. Maroon stated he would be willing to accept a condition in his deed that the use of the building would only be for residential purposes. There was a lengthy discussion on the size and height of the proposed building. As a result of the discussion the applicant modified the size of the structure to 20' high by 46' wide by 50' long (2,300 sf) to be constructed 20' off the side yard and therefore eliminating the need for a variance from the setback requirements, no plumbing to the building, electric to the building and accepts the deed restriction to non-commercial use of building and condition to Zoning inspection. The meeting was opened to the public on this application, as no comments were made the meeting was closed to the public for the Boards final comments and/or consideration. **On motion of Mr. Wise seconded by Mr. Sweet the approval to construct a 20' H X 46' W X 50'L, along with all other conditions which will be reviewed by Mr. Lange prior to submitting the deed restrictions to the County with all members present voting yes**

Resolutions:

2016-9 Memorializing the subdivision of the Cowperthwaite Farm by Shamong Township was summarized by Mr. Lange. **On motion of Mr. Sweet, seconded by Mrs. Onorato the resolution was approved with all members present voting yes.**

2016-10 Memorializing the variance to construct a single family home was summarized by Mr. Lange. **On motion of Mr. Burgen, seconded by Mr. Sweet the resolution was approved with all members present voting yes except Mr. Orrechio and Mr. Cooney who abstained.**

Correspondence:

None

Mr. Wise opened the meeting to the public at which no public was present the meeting was closed to the public.

There being no further business, on motion by Mr. Burgen, seconded by Mrs. Onorato the meeting was adjourned at approximately 8:20 pm with all members voting in favor.

Susan D. Onorato
Secretary Shamong Township Joint Land Use Board